



CITY COUNCIL AGENDA ITEM

Date: October 25, 2013

To: Brian Kischnick, City Manager

From: Mark F. Miller, Director of Economic and Community Development
Steven J. Vandette, City Engineer
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Acceptance of Permanent Easements and Warranty Deeds for Bridgewater Estates Site Condominium - Sidwell #88-20-12-301-001 & 002

History

As part of the development of the Bridgewater Estates Site Condominium located in the southwest $\frac{1}{4}$ of Section 12, the Engineering department has received three permanent easements for water mains, sanitary sewers and storm sewers as well as two warranty deeds for right-of-way and detention basin from John R Land, LLC, owner of the property having Sidwell #88-20-12-301-001 & 002.

The format and content of these easements and warranty deeds is consistent with conveyances previously accepted by City Council.

Financial

The consideration amount on each document is \$1.00

Recommendation

City Management recommends that City Council accept the attached easements and warranty deeds consistent with our policy of accepting easements and warranty deeds for development and improvement purposes.

PERMANENT EASEMENT

Sidwell #88-20-12-301-001 & 002 (pt of)
Resolution #

John R Land, LLC, a Michigan limited liability company, Grantor(s), whose address is 6939 19 Mile Road, Sterling Heights, MI 48314, for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the CITY OF TROY, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084 grants to the Grantee the right to construct, operate, maintain, repair and/or replace **water mains**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

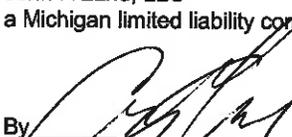
and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s) this 29th day of MARCH A.D. 2013.

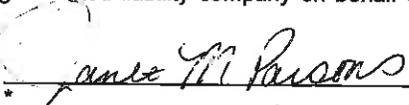
John R Land, LLC
a Michigan limited liability company

By  (L.S.)
*Gary Tadian
Its Manager

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 29th day of MARCH, 2013, by Gary Tadian, Manager of, John R Land, LLC, a Michigan limited liability company on behalf of the company.

JANET M PARSONS
Notary Public, State of Michigan
County of Oakland
My Commission Expires 10-14-2016
Acting in the County of Oakland


*
Notary Public, Oakland County, Michigan
My Commission Expires 10-14-16
Acting in Oakland County, Michigan

Prepared by: Larysa Figol
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

Return to: City Clerk
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURES

EXHIBIT "A"

SKETCH OF WATER MAIN EASEMENT

LEGAL DESCRIPTION WATER MAIN EASEMENT

A 20 foot wide easement over land in the southwest 1/4 of Section 12, T.2N., R11E., City of Troy, Oakland County, Michigan, being part of Lot 28, "Eyster's John R. Acres Subdivision", as recorded in Liber 55 of Plats, Page 53, Oakland County Records and also part of the unplotted land north of said Lot 28, whose centerline is more particularly described as;

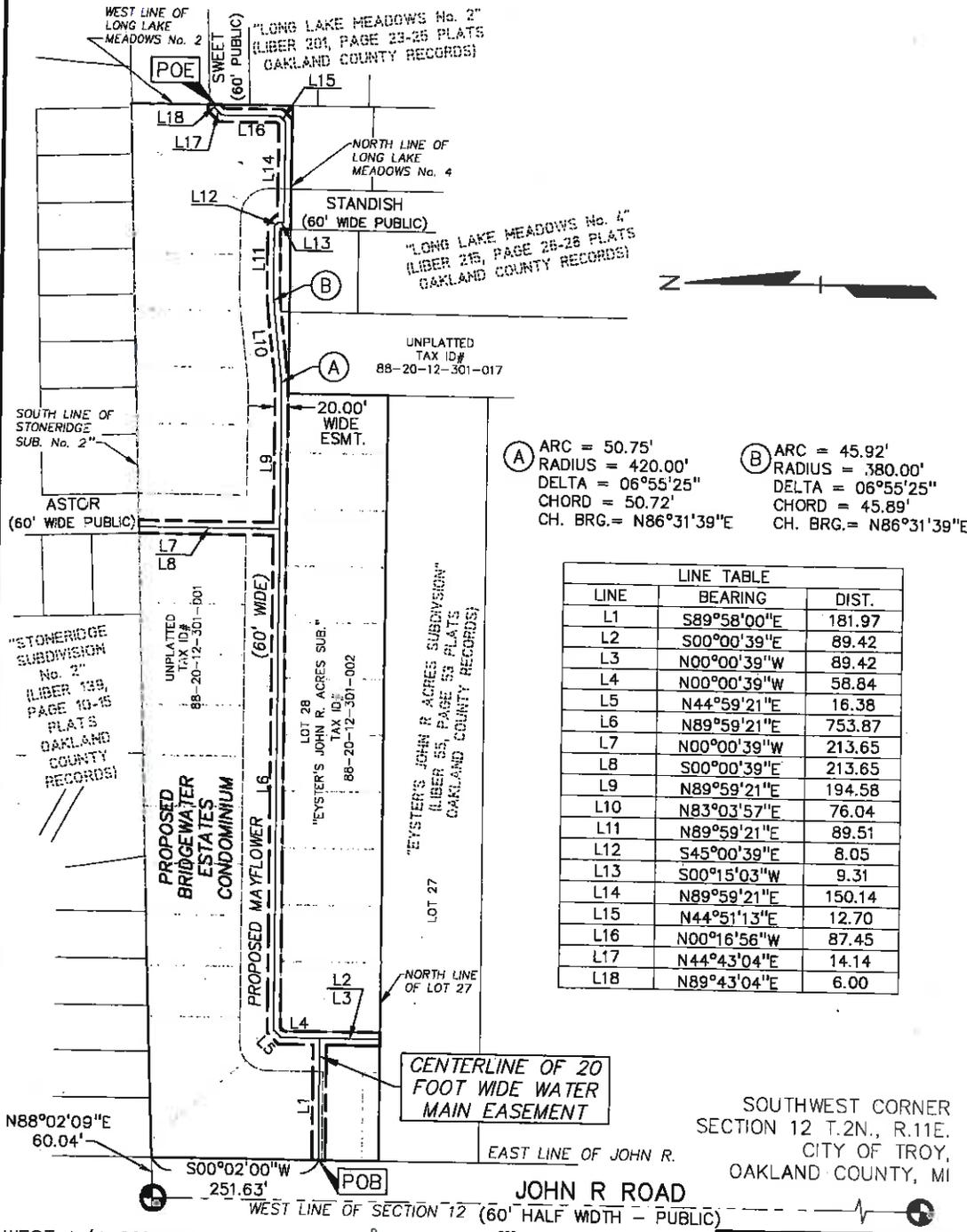
Commencing at the West quarter corner of said Section 12, thence N88°02'09"E, 60.04 feet to the east right-of-way line of John R road (60 foot half width); thence along said right-of-way, S00°02'00"W, 251.63' to the POINT OF BEGINNING;

thence S89°58'00"E, 181.97 feet;
thence S00°00'39"E, 89.42 feet to the north line of Lot 27 of said "Eyster's John R. Acres Subdivision";
thence N00°00'39"W, 89.42 feet;
thence N00°00'39"W, 58.84 feet;
thence N44°59'21"E, 16.38 feet;
thence N89°59'21"E, 753.87 feet;
thence N00°00'39"W, 213.65 feet to the south line of "Stoneridge Subdivision No. 2" as recorded in Liber 139 of Plats, Pages 10-15, Oakland County Records;
thence S00°00'39"E, 213.65 feet;
thence N89°59'21"E, 194.58 feet;
thence 50.75 feet along the arc of a curve to the left, having a radius of 420.00 feet, a central angle of 06°55'25", and a chord which bears N86°31'39"E, 50.72 feet;
thence N83°03'57"E, 76.04 feet;
thence 45.92 feet along the arc of a curve to the right, having a radius of 380.00 feet, a central angle of 06°55'25", and a chord which bears N86°31'39"E, 45.89 feet;
thence N89°59'21"E, 89.51 feet;
thence S45°00'39"E, 8.05 feet;
thence S00°15'03"W, 9.31 feet to a point 10 feet north of and normal to the north line of "Long Lake Meadows No. 4", as recorded in Liber 215 of Plats, Pages 26-28, Oakland County Records;
thence parallel to said north line, N89°59'21"E, 150.14 feet;
thence N44°51'13"E, 12.70 feet;
thence N00°16'56"W, 87.45 feet;
thence N44°43'04"E, 14.14 feet;
thence N89°43'04"E, 6.00 feet to the west line of "Long Lake Meadows No. 2", as recorded in Liber 201 of Plats, Pages 23-25, Oakland County Records, and the POINT OF ENDING.

PROFESSIONAL
ENGINEERING
ASSOCIATES

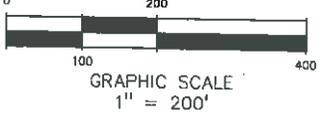
CLIENT: JOHN R. LAND, LLC 625 KENNESAW STREET BIRMINGHAM, MI., 48009	SCALE: 1"= 200'	JOB No: 2012-059	2430 Rochester Ct. Suite 100 Troy, MI 48083-1872 (248) 689-9090
	DATE: 3-12-13	DWG. No: 2 of 2	

SKETCH OF WATER MAIN EASEMENT



- (A) ARC = 50.75'
 RADIUS = 420.00'
 DELTA = 06°55'25"
 CHORD = 50.72'
 CH. BRG. = N86°31'39"E
- (B) ARC = 45.92'
 RADIUS = 380.00'
 DELTA = 06°55'25"
 CHORD = 45.89'
 CH. BRG. = N86°31'39"E

LINE TABLE		
LINE	BEARING	DIST.
L1	S89°58'00"E	181.97
L2	S00°00'39"E	89.42
L3	N00°00'39"W	89.42
L4	N00°00'39"W	58.84
L5	N44°59'21"E	16.38
L6	N89°59'21"E	753.87
L7	N00°00'39"W	213.65
L8	S00°00'39"E	213.65
L9	N89°59'21"E	194.58
L10	N83°03'57"E	76.04
L11	N89°59'21"E	89.51
L12	S45°00'39"E	8.05
L13	S00°15'03"W	9.31
L14	N89°59'21"E	150.14
L15	N44°51'13"E	12.70
L16	N00°16'56"W	87.45
L17	N44°43'04"E	14.14
L18	N89°43'04"E	6.00



WEST 1/4 CORNER SECTION 12 T.2N., R.11E. TROY TWP., OAKLAND COUNTY, MI

SOUTHWEST CORNER SECTION 12 T.2N., R.11E. CITY OF TROY, OAKLAND COUNTY, MI

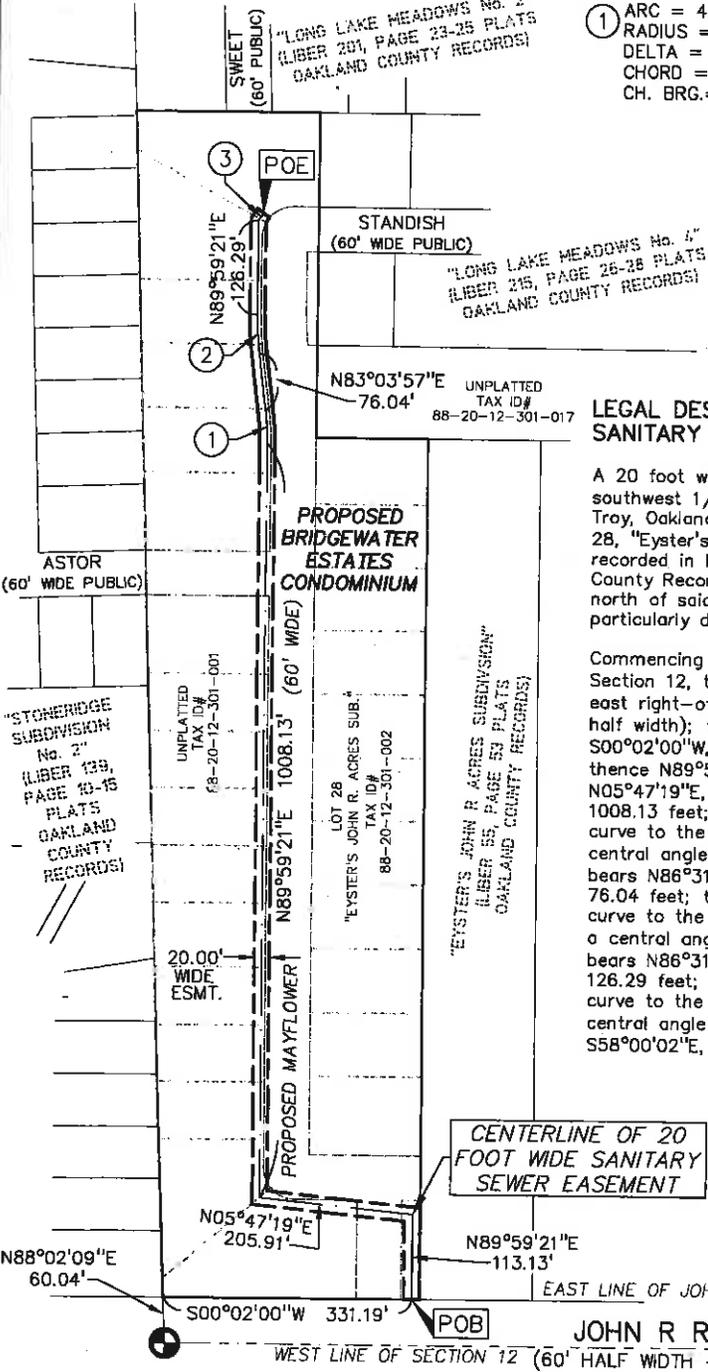
PROFESSIONAL ENGINEERING ASSOCIATES
 2430 Rochester Ct. Suite 100
 Troy, MI 48083-1872
 (248) 689-9090

CLIENT: JOHN R. LAND, LLC 825 KENNESAW STREET BIRMINGHAM, MI., 48009	SCALE: 1" = 200'	JOB No: 2012-059
	DATE: 3-12-13	DWG. No: 1 of 2

EXHIBIT "A"

SKETCH OF SANITARY SEWER EASEMENT

- ① ARC = 44.11'
RADIUS = 365.00'
DELTA = 06°55'25"
CHORD = 44.08'
CH. BRG. = N86°31'39"E
- ② ARC = 52.56'
RADIUS = 435.00'
DELTA = 06°55'25"
CHORD = 52.53'
CH. BRG. = N86°31'39"E
- ③ ARC = 11.44'
RADIUS = 51.00'
DELTA = 12°51'17"
CHORD = 11.42'
CH. BRG. = S58°00'02"E



LEGAL DESCRIPTION SANITARY SEWER EASEMENT

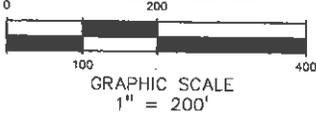
A 20 foot wide easement over land in the southwest 1/4 of Section 12, T.2N., R.11E., City of Troy, Oakland County, Michigan, being part of Lot 28, "Eyster's John R. Acres Subdivision", as recorded in Liber 55 of Plats, Page 53, Oakland County Records and also part of the unplatted land north of said Lot 28, whose centerline is more particularly described as;

Commencing at the West quarter corner of said Section 12, thence N88°02'09"E, 60.04 feet to the east right-of-way line of John R road (60 foot half width); thence along said right-of-way, S00°02'00"W, 331.19' to the POINT OF BEGINNING; thence N89°59'21"E, 113.13 feet; thence N05°47'19"E, 205.91 feet; thence N89°59'21"E, 1008.13 feet; thence 44.11 feet along the arc of a curve to the left, having a radius of 365.00 feet, a central angle of 06°55'25", and a chord which bears N86°31'39"E, 44.08 feet; thence N83°03'57"E, 76.04 feet; thence 52.56 feet along the arc of a curve to the right, having a radius of 435.00 feet, a central angle of 06°55'25", and a chord which bears N86°31'39"E, 52.53 feet; thence N89°59'21"E, 126.29 feet; thence 11.44 feet along the arc of a curve to the right, having a radius of 51.00 feet, a central angle of 12°51'17", and a chord which bears S58°00'02"E, 11.42 feet to the POINT OF ENDING.

CENTERLINE OF 20 FOOT WIDE SANITARY SEWER EASEMENT

SOUTHWEST CORNER
SECTION 12 T.2N., R.11E.
CITY OF TROY,
OAKLAND COUNTY, MI

WEST 1/4 CORNER
SECTION 12 T.2N., R.11E.
TROY TWP.,
OAKLAND COUNTY, MI



PROFESSIONAL
ENGINEERING
ASSOCIATES

2430 Rochester Ct. Suite 100
Troy, MI 48083-1872
(248) 689-9090

CLIENT: JOHN R. LAND, LLC 625 KENNESAW STREET BIRMINGHAM, MI., 48009	SCALE: 1" = 200'	JOB No: 2012-059
	DATE: 3-11-13	DWG. No: 1 of 1

PERMANENT EASEMENT

Sidwell #88-20-12-301-001 & 002 (pt of)
Resolution #

John R Land, LLC, a Michigan limited liability company, Grantor(s), whose address is 6939 19 Mile Road, Sterling Heights, MI 48314, for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the CITY OF TROY, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084 grants to the Grantee the right to construct, operate, maintain, repair and/or replace **storm sewers**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

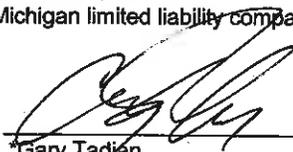
and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s) this 29th day of MARCH A.D. 2013.

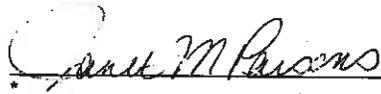
John R Land, LLC
a Michigan limited liability company

By  (L.S.)
*Gary Tadian
Its Manager

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 29th day of MARCH, 2013, by Gary Tadian, Manager of, John R Land, LLC, a Michigan limited liability company on behalf of the company.

JANET M PARSONS
Notary Public, State of Michigan
County of Oakland
My Commission Expires 10-14-2016
Acting in the County of Oakland


Notary Public, Oakland County, Michigan
My Commission Expires 10-14-16
Acting in Oakland County, Michigan

Prepared by: Larysa Figol
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

Return to: City Clerk
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURES

EXHIBIT "A"

STORM SEWER EASEMENT

LEGAL DESCRIPTION

STORM SEWER EASEMENT 1

A 20 foot wide easement over land in the southwest 1/4 of Section 12, T.2N., R11E., City of Troy, Oakland County, Michigan, whose centerline is more particularly described as;

Commencing at the West quarter corner of said Section 12, thence N88°02'09E, 60.04 feet to the east right-of-way line of John R road (60 foot half width);
thence N88°02'09E, 41.94 feet along the south line of "Stoneridge Subdivision No. 2" as recorded in Liber 139 of Plats, Pages 10-15 to the POINT OF BEGINNING;

thence S00°00'49"E, 18.77 feet to the POINT OF ENDING.

LEGAL DESCRIPTION

STORM SEWER EASEMENT 2

A 20 foot wide easement over land in the southwest 1/4 of Section 12, T.2N., R11E., City of Troy, Oakland County, Michigan, being part of Lot 28, "Eyster's John R. Acres Subdivision", as recorded in Liber 55 of Plats, Page 53, Oakland County Records and also over part of the unplatted land north of said Lot 28, whose centerline is more particularly described as;

Commencing at the West quarter corner of said Section 12, thence N88°02'09E, 60.04 feet to the east right-of-way line of John R road (60 foot half width);
thence N88°02'09E, 26.53 feet along the south line of "Stoneridge Subdivision No. 2" as recorded in Liber 139 of Plats, Pages 10-15;

thence S40°11'04"E, 185.73 feet;

thence 14.24 feet along the arc of a curve to the left, having a radius of 41.00 feet, a central angle of 19°54'20", and a chord which bears S39°51'46"W, 14.17 feet to the POINT OF BEGINNING;

thence N73°11'03"E, 36.49 feet;

thence N89°59'21"E, 269.07 feet to a Point "A";

thence N00°00'39"W, 130.38 feet to a Point "B";

thence S86°02'09"W, 269.36 feet to a Point of Ending.

thence continuing from the aforementioned Point "B" N88°02'09"E, 401.23 feet to a Point of Ending.

thence continuing from the aforementioned Point "A" S00°00'39"E, 41.75 feet to a Point of Ending.

thence continuing from the aforementioned Point "A" N89°59'21"E, 7.00 feet to a Point "C";

thence S00°00'39"E, 41.75 feet to a Point of Ending.

thence continuing from the aforementioned Point "C" N89°59'21"E, 480.82 feet to a Point "D";

thence S00°00'39"E, 18.25 feet to a Point of Ending.

thence continuing from the aforementioned Point "D" N47°24'47"E, 39.91 feet;

thence N89°59'21"E, 30.54 feet to a Point of Ending.

thence continuing from the aforementioned Point "D" N89°59'21"E, 173.18 feet to a Point "E";

thence S00°00'39"E, 8.25 feet to a Point "F";

thence N89°59'21"E, 17.00 feet to a Point of Ending.

thence continuing from the aforementioned Point "F" S00°00'39"E, 23.50 feet;

thence N89°59'21"E, 17.00 feet to a Point of Ending.

thence continuing from the aforementioned Point "E" N00°00'39"W, 147.93 feet;

thence N87°56'26"E, 423.41 feet to the POINT OF ENDING.

PROFESSIONAL
ENGINEERING
ASSOCIATES

CLIENT:
JOHN R. LAND, LLC
625 KENNESAW STREET
BIRMINGHAM, MI., 48009

SCALE: 1"= 200'

JOB No: 2012-059

DATE: 3-12-13

DWG. No: 5 of 6

2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
(248) 889-9090

EXHIBIT "A" continued

STORM SEWER EASEMENT

LEGAL DESCRIPTION STORM SEWER EASEMENT 3

A 20 foot wide easement over land in the southwest 1/4 of Section 12, T.2N., R11E., City of Troy, Oakland County, Michigan, being part of Lot 28, "Eyster's John R. Acres Subdivision", as recorded in Liber 55 of Plats, Page 53, Oakland County Records whose centerline is more particularly described as;

Commencing at the West quarter corner of said Section 12, thence N88°02'09E, 60.04 feet to the east right-of-way line of John R road (60 foot half width);
thence along said right-of-way, S00°02'00"W, 256.63';
thence S89°58'00"E, 65.62 feet to the POINT OF BEGINNING:

thence S01°59'17"W, 18.26 feet;
thence S00°02'00"W, 23.50 feet;
thence S66°26'07"E, 81.91 feet;
thence N89°59'21"E, 1010.74 feet to the POINT OF ENDING.

PROFESSIONAL
ENGINEERING
ASSOCIATES

CLIENT:
JOHN R. LAND, LLC
325 KENNESAW STREET
BIRMINGHAM, MI., 48009

SCALE: 1"= 200'

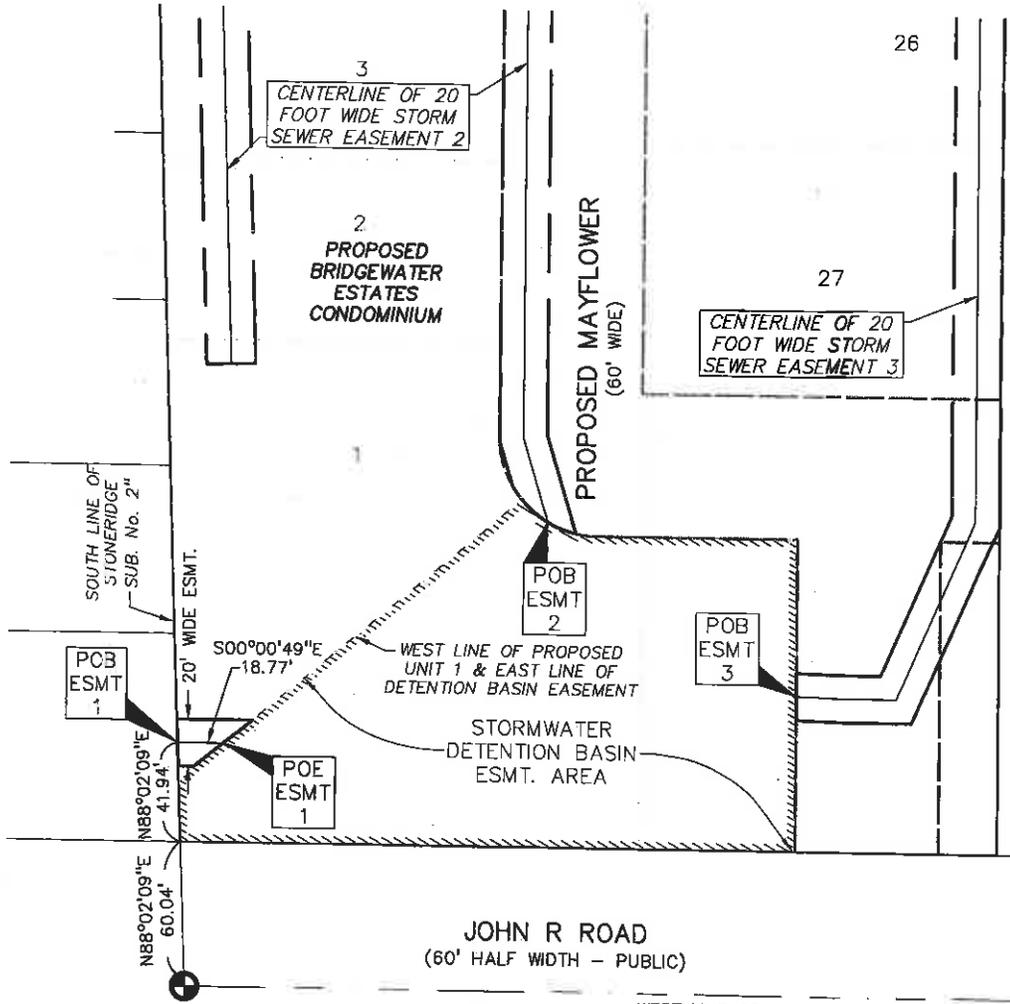
JOB No: 2012-059

DATE: 3-12-13

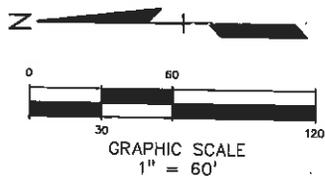
DWG. No: 6 of 6

2430 Rochester Ct. Suite 100
Troy, MI 48083-1872
(248) 689-9090

SKETCH OF STORM SEWER EASEMENT 1



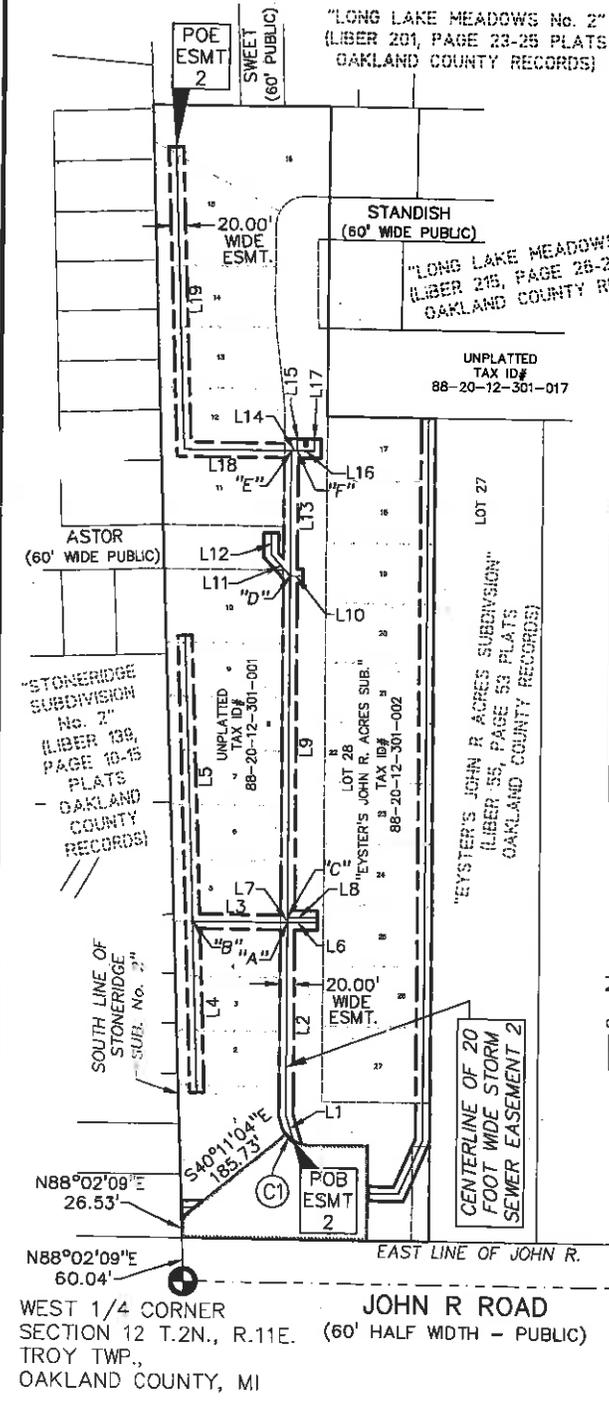
WEST 1/4 CORNER
SECTION 12 T.2N., R.11E.
TROY TWP.,
OAKLAND COUNTY, MI



PROFESSIONAL
ENGINEERING
ASSOCIATES
2430 Rochester Ct. Suite 100
Troy, MI 48083-1872
(248) 689-9090

CLIENT: JOHN R. LAND, LLC 525 KENNESAW STREET BIRMINGHAM, MI., 48009	SCALE: 1" = 60'	JOB No: 2012-059
	DATE: 3-14-13	DWG. No: 2 of 6

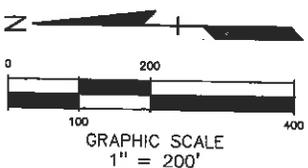
SKETCH OF STORM SEWER EASEMENT 2



LINE TABLE - ESMT 2

LINE	BEARING	DIST.
L1	N73°11'03"E	36.49
L2	N89°59'21"E	269.07
L3	N00°00'39"W	130.38
L4	S88°02'09"W	239.63
L5	N88°02'09"E	401.23
L6	S00°00'39"E	41.75
L7	N89°59'21"E	7.00
L8	S00°00'39"E	41.75
L9	N89°59'21"E	480.82
L10	S00°00'39"E	18.25
L11	N47°24'47"E	39.91
L12	N89°59'21"E	30.54
L13	N89°59'21"E	173.18
L14	S00°00'39"E	8.25
L15	N89°59'21"E	17.00
L16	S00°00'39"E	23.50
L17	N89°59'21"E	17.00
L18	N00°00'39"W	147.93
L19	N87°56'26"E	423.41

(C1) ARC = 14.24'
 RADIUS = 41.00'
 DELTA = 19°54'20"
 CHORD = 14.17'
 CH. BRG. = S39°51'46"W



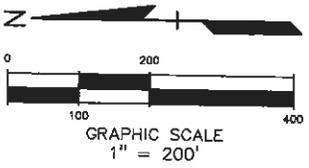
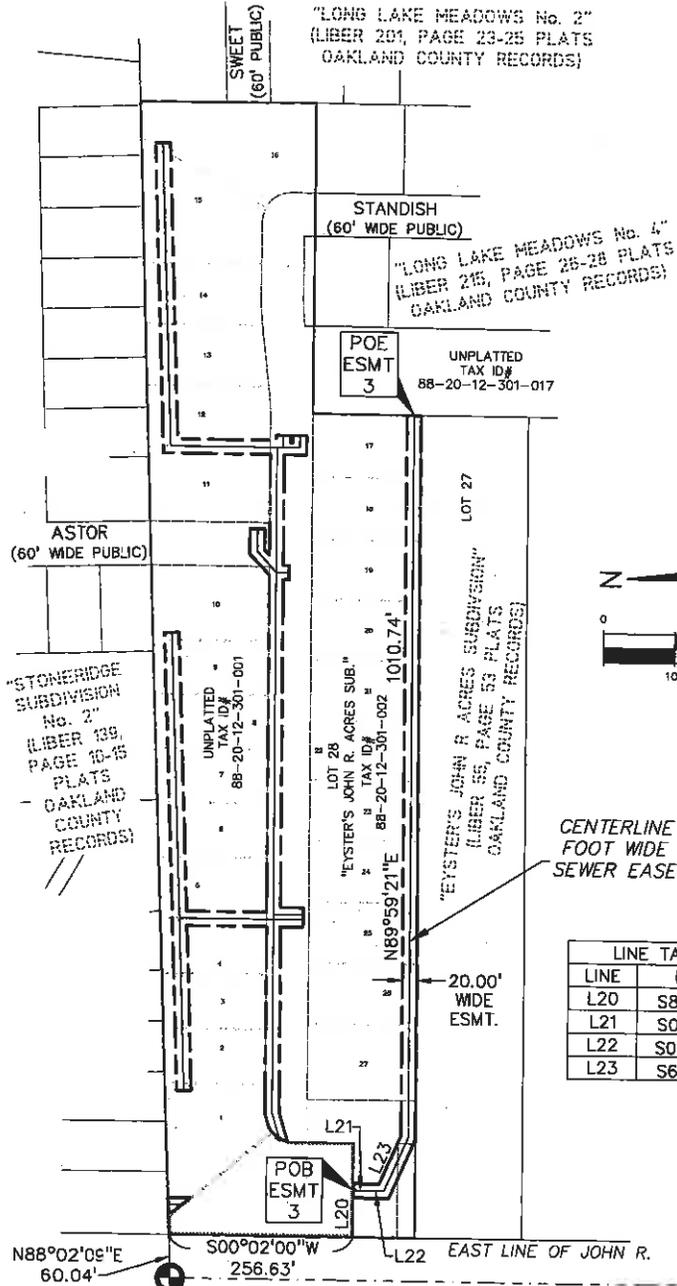
SOUTHWEST CORNER
 SECTION 12
 T.2N., R.11E.
 CITY OF TROY,
 OAKLAND COUNTY, MI

WEST 1/4 CORNER
 SECTION 12 T.2N., R.11E. (60' HALF WIDTH - PUBLIC)
 TROY TWP.,
 OAKLAND COUNTY, MI

**PROFESSIONAL
 ENGINEERING
 ASSOCIATES**
 2430 Rochester Ct. Suite 100
 Troy, MI 48083-1872
 (248) 689-9090

CLIENT: JOHN R. LAND, LLC 625 KENNESAW STREET BIRMINGHAM, MI., 48009	SCALE: 1" = 200'	JOB No: 2012-059
	DATE: 3-14-13	DWG. No: 3 of 6

SKETCH OF STORM SEWER EASEMENT 3



CENTERLINE OF 20 FOOT WIDE STORM SEWER EASEMENT 3

LINE TABLE - ESMT 3		
LINE	BEARING	DIST.
L20	S89°58'00"E	65.62
L21	S01°59'17"W	18.26
L22	S00°02'00"W	23.50
L23	S66°26'07"E	81.91

SOUTHWEST CORNER SECTION 12 T.2N., R.11E. CITY OF TROY, OAKLAND COUNTY, MI

WEST 1/4 CORNER SECTION 12 T.2N., R.11E. TROY TWP., OAKLAND COUNTY, MI

JOHN R ROAD (60' HALF WIDTH - PUBLIC)

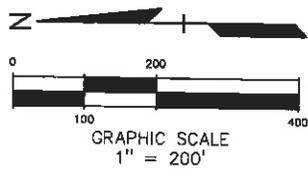
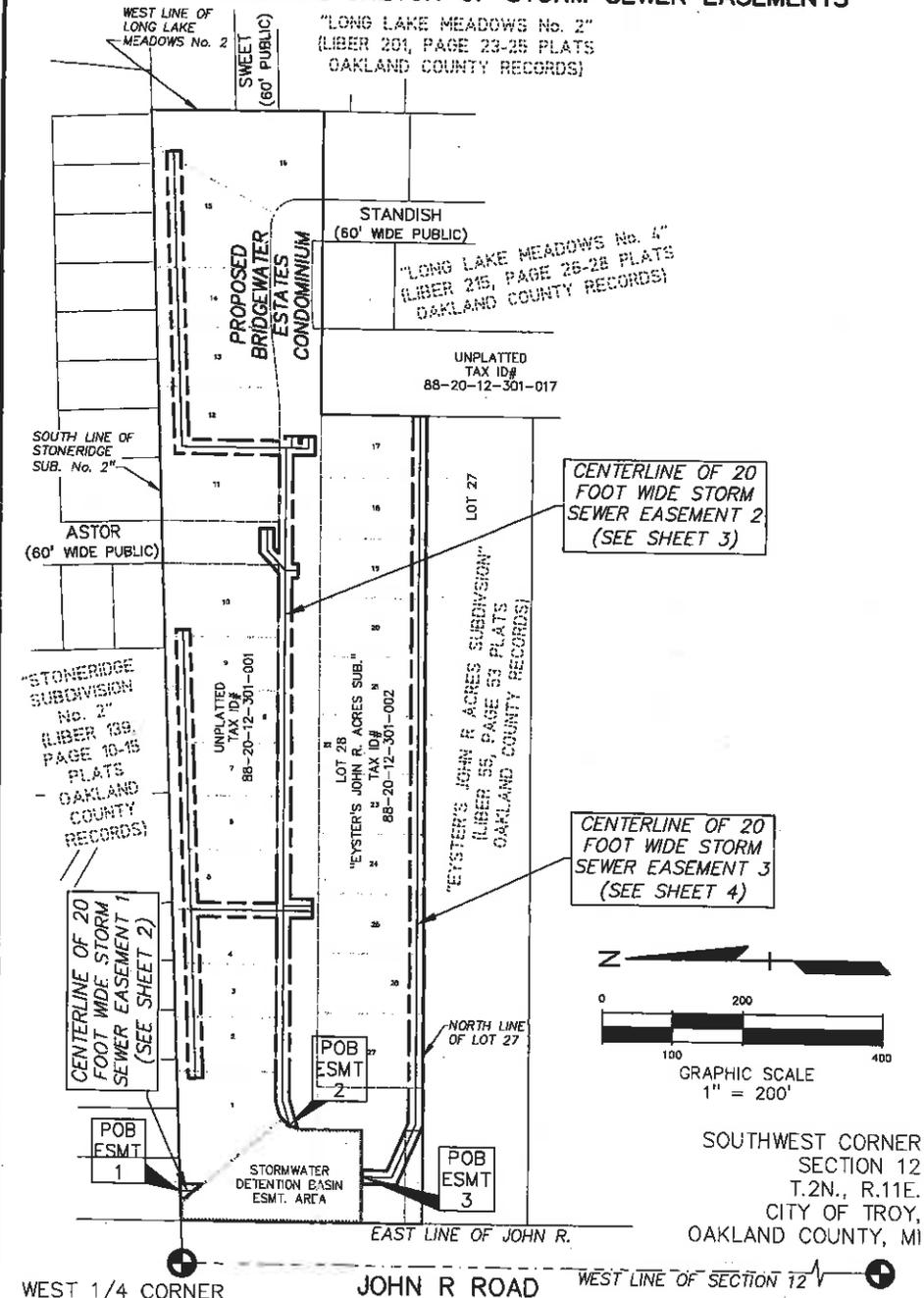
EAST LINE OF JOHN R.

PROFESSIONAL ENGINEERING ASSOCIATES

2430 Rochester Ct. Suite 100 Troy, MI 48083-1872 (248) 689-9090

CLIENT: JOHN R. LAND, LLC 625 KENNESAW STREET BIRMINGHAM, MI., 48009	SCALE: 1" = 200'	JOB No: 2012-059
	DATE: 3-14-13	DWG. No: 4 of 6

OVERALL SKETCH OF STORM SEWER EASEMENTS



SOUTHWEST CORNER
SECTION 12
T.2N., R.11E.
CITY OF TROY,
OAKLAND COUNTY, MI

WEST 1/4 CORNER SECTION 12 T.2N., R.11E. (60' HALF WIDTH - PUBLIC)
TROY TWP.,
OAKLAND COUNTY, MI

PROFESSIONAL
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2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
(248) 689-9090

CLIENT: JOHN R. LAND, LLC 625 KENNESAW STREET BIRMINGHAM, MI., 48009	SCALE: 1" = 200'	JOB No: 2012-059
	DATE: 3-14-13	DWG. No: 1 of 6

WARRANTY DEED

Sidwell # 88-20-12-301-001 & 002 (part of)
Resolution #

The Grantor(s) JOHN R LAND, LLC, a Michigan limited liability company, whose address is: 6939 19 Mile Road, Sterling Heights, MI 48314 convey(s) and warrant(s) to the City of Troy, a Michigan Municipal Corporation, Grantee, whose address is 500 West Big Beaver Road,, Troy, Michigan 48084, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

For the sum of One Dollar and no/cents (\$1.00)

subject to easements and building and use restrictions of record and further subject to:

Dated this 29th day of MARCH, 2013.

JOHN R LAND, LLC
a Michigan limited liability company

By [Signature]
Gary Tadian
Its: Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 29th day of MARCH, 2013, by Gary Tadian, Member, of JOHN R LAND, LLC, a Michigan limited liability company, on behalf of the company.

[Signature]

JANET M PARSONS
Notary Public, State of Michigan
County of Oakland
My Commission Expires 10-14-2018
Acting in the County of OAKLAND

Notary Public, Oakland County, MI
My commission expires: 10-14-16
Acting Oakland County, MI

County Treasurer's Certificate		City Treasurer's Certificate
When recorded return to: City Clerk City of Troy 500 West Big Beaver Troy, MI 48034	Send subsequent tax bills to: Grantee	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084

Tax Parcel # 88-20-12-301-001 & 002 (part of) Recording Fee _____ Transfer Tax _____

*TYPE OR PRINT NAMES UNDER SIGNATURES

EXHIBIT "A"

SKETCH OF DETENTION BASIN

LEGAL DESCRIPTION DETENTION BASIN

Land in part of the Southwest 1/4 of Section 12, T.2N., R.11E., City of Troy, Oakland County, Michigan, being part of Lot 28, "Eyster's John R. Acres Subdivision", as recorded in Liber 55 of Plats, Page 53, Oakland County Records and also part of the unplatted land north of said Lot 28, being more particularly described as;

Commencing at the West quarter corner of said Section 12, thence N88°02'09"E, 60.04 feet to the east right-of-way line of John R road (60 foot half width) also being the POINT OF BEGINNING;

thence N88°02'09"E, 26.53 feet;

thence S40°11'04"E, 185.73 feet to the northerly line of Proposed Mayflower Drive (60' wide);

thence along said northerly line the following 3 courses:

1. 35.65 feet along the arc of a curve to the left, having a radius of 41.00 feet, a central angle of 49°49'35", and a chord which bears S24°54'09"W, 34.54 feet;
2. S00°00'39"E, 84.39 feet
3. N89°58'00"W, 131.98 feet to the east line of John R. Road (60 foot half width - public)

thence along said east line N00°02'00"E, 256.63' to the POINT OF BEGINNING, containing ±0.635 acres, more or less.

PROFESSIONAL
ENGINEERING
ASSOCIATES

CLIENT:

JOHN R. LAND, LLC
625 KENNESAW STREET
BIRMINGHAM, MI., 48009

SCALE: 1"= 100'

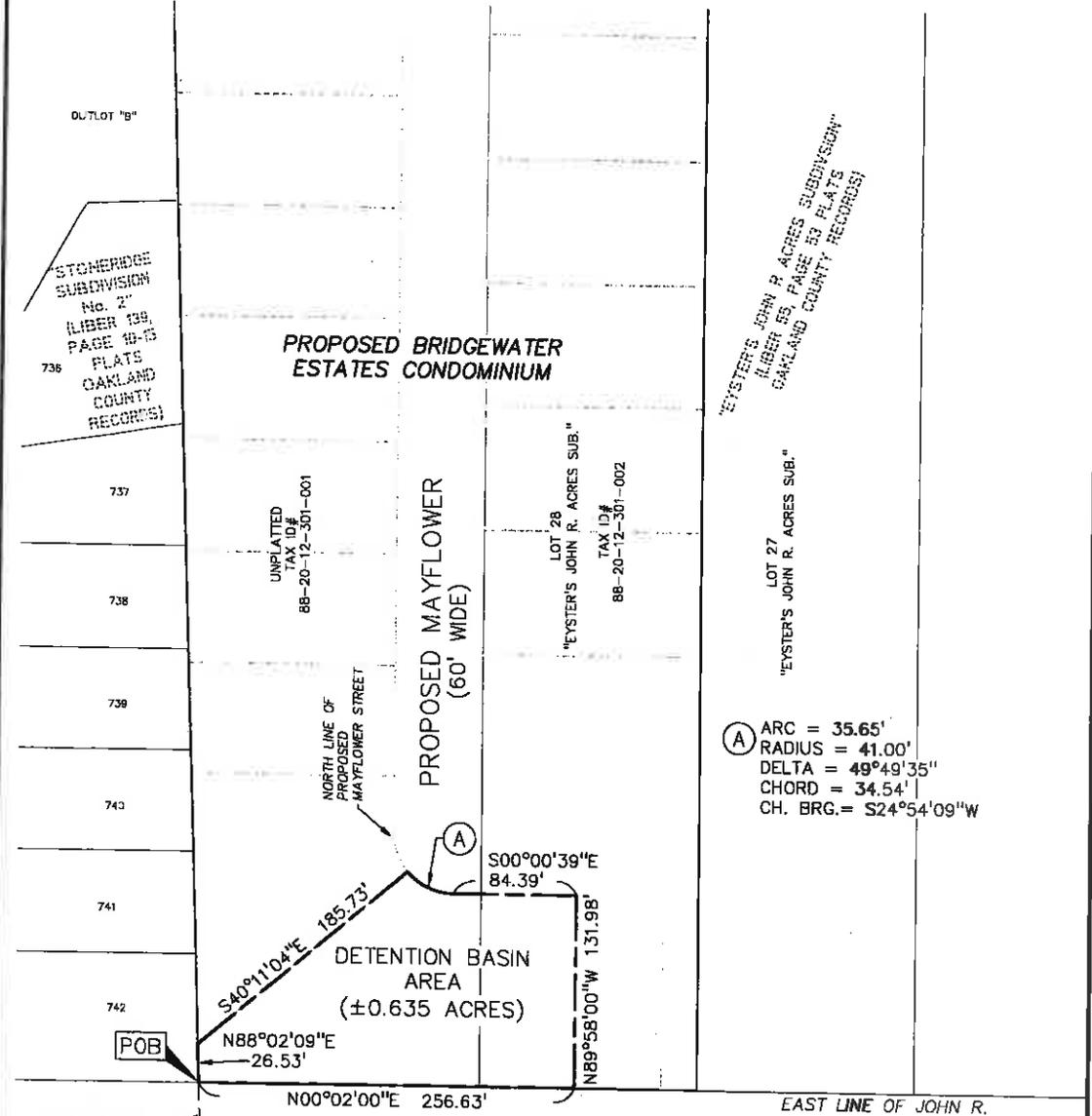
JOB No: 2012-059

DATE: 3-25-13

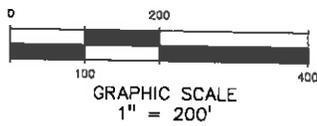
DWG. No: 2 of 2

2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
(248) 689-9090

SKETCH OF DETENTION BASIN



(A) ARC = 35.65'
 RADIUS = 41.00'
 DELTA = 49°49'35"
 CHORD = 34.54'
 CH. BRG. = S24°54'09"W



PROFESSIONAL ENGINEERING ASSOCIATES
 2430 Rochester Ct. Suite 100
 Troy, MI 48083-1872
 (248) 688-9090

CLIENT: JOHN R. LAND, LLC 625 KENNESAW STREET BIRMINGHAM, MI., 48009	SCALE: 1" = 100'	JOB No: 2012-059
	DATE: 3-25-13	DWG. No: 1 of 2

WARRANTY DEED

Sidwell # 88-20-12-301-001 & 002 (part of)
Resolution #

The Grantor(s) JOHN R LAND, LLC, a Michigan limited liability company, whose address is: 6939 19 Mile Road, Sterling Heights, MI 48314 convey(s) and warrant(s) to the City of Troy, a Michigan Municipal Corporation, Grantee, whose address is 500 West Big Beaver Road,, Troy, Michigan 48084, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

For the sum of One Dollar and no/cents (\$1.00)

subject to easements and building and use restrictions of record and further subject to:

Dated this 29th day of March, 2013.

JOHN R LAND, LLC
a Michigan limited liability company

By [Signature]
Gary Tadian
Its: Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 29th day of March, 2013, by Gary Tadian, Member, of JOHN R LAND, LLC, a Michigan limited liability company, on behalf of the company.

[Signature]

JANET M PARSONS
Notary Public, State of Michigan
County of Oakland
My Commission Expires 10-14-2016
Acting in the County of Oakland

Notary Public, Oakland County, MI
My commission expires: 10-14-16
Acting Oakland County, MI

County Treasurer's Certificate		City Treasurer's Certificate
When recorded return to: City Clerk City of Troy 500 West Big Beaver Troy, MI 48084	Send subsequent tax bills to: Grantee	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084

Tax Parcel #88-20-12-301-001 & 002 (part of) Recording Fee _____ Transfer Tax _____

*TYPE OR PRINT NAMES UNDER SIGNATURES

EXHIBIT "A"

SKETCH OF PROPOSED RIGHT-OF-WAY

LEGAL DESCRIPTION

PROPOSED ROAD RIGHT-OF-WAY

Land in the southwest 1/4 of Section 12, T.2N., R.11E., City of Troy, Oakland County, Michigan, being part of Lot 28, "Eyster's John R. Acres Subdivision", as recorded in Liber 55 of Plats, Page 53, Oakland County Records and also part of the unplatted land north of said Lot 28, whose centerline is more particularly described as;

Commencing at the West Quarter Corner of said Section 12, thence N88°02'09"E, 60.04 feet to the east right-of-way line of John R road (60 foot half width); thence along said right-of-way, S00°02'00"W, 256.63' to the POINT OF BEGINNING;

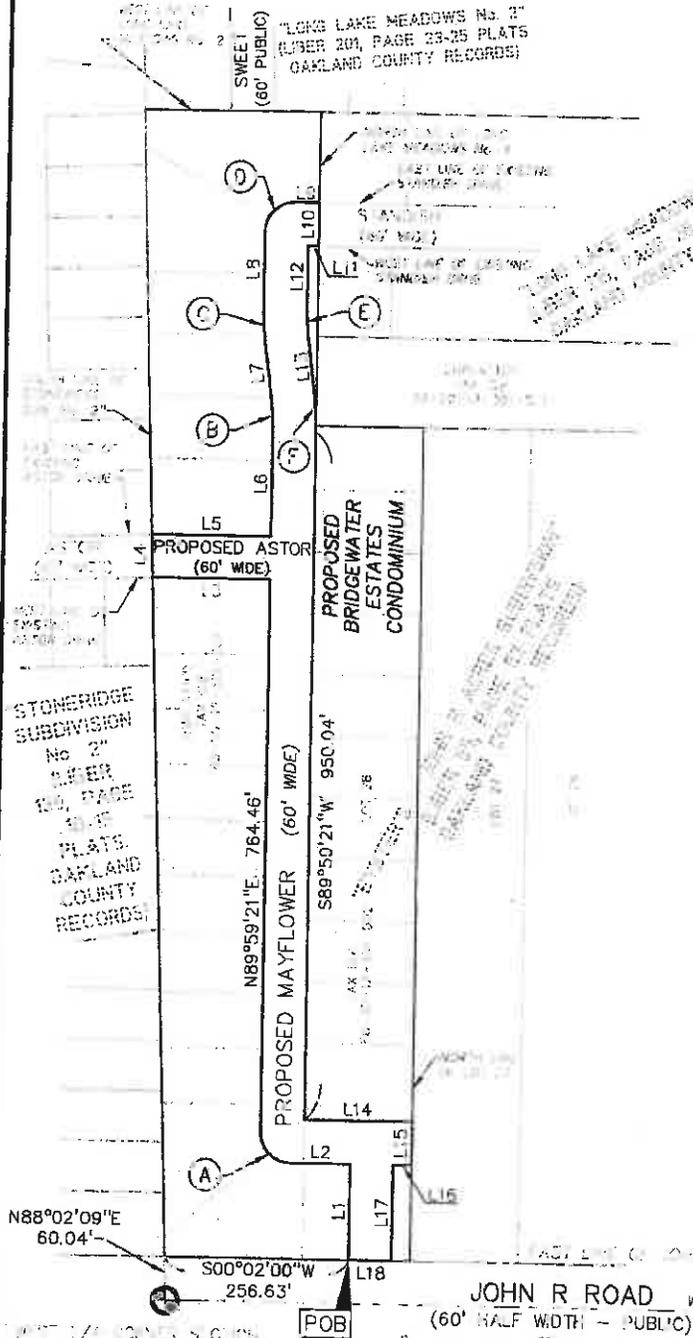
- thence S89°58'00"E, 131.98 feet;
- thence N00°00'39"W, 84.39 feet;
- thence 64.40 feet along the arc of a curve to the right, having a radius of 41.00 feet, a central angle of 90°00'00", and a chord which bears N44°59'21"E, 57.98 feet;
- thence N89°59'21"E, 764.46 feet;
- thence N00°00'39"W, 163.31 feet to a point on the south line of "Stoneridge Subdivision No. 2" as recorded in Liber 139 of Plats, Pages 10-15, Oakland County Records, said point also being on the west line of existing Astor Drive (60' wide - public);
- thence N88°02'09"E, 60.03 feet along said south line of "Stoneridge Subdivision No. 2" to a point on the east line of existing Astor Drive (60' wide - public);
- thence S00°00'39"E, 165.36 feet;
- thence N89°59'21"E, 144.58 feet;
- thence 44.71 feet along the arc of a curve to the left, having a radius of 370.00 feet, a central angle of 06°55'25", and a chord which bears N86°31'39"E, 44.68 feet;
- thence N83°03'57"E, 76.04 feet;
- thence 51.96 feet along the arc of a curve to the right, having a radius of 430.00 feet, a central angle of 06°55'25", and a chord which bears N86°31'39"E, 51.93 feet;
- thence N89°59'21"E, 104.27 feet;
- thence 64.59 feet along the arc of a curve to the right, having a radius of 41.00 feet, a central angle of 90°15'42", and a chord which bears S44°52'48"E, 58.11 feet;
- thence S00°15'03"W, 33.81 feet to a point on the north line of "Long Lake Meadows No. 4", as recorded in Liber 215 of Plats, Pages 26-28, Oakland County Records, said point also being on the east line of existing Standish Drive (60' wide - public);
- thence S89°59'21"W, 60.00 feet along said north line of "Long Lake Meadows No. 4" to a point on the west line of existing Standish Drive (60' wide - public);
- thence N00°15'03"E, 15.00 feet;
- thence S89°59'21"W, 85.18 feet;
- thence 44.71 feet along the arc of a curve to the left, having a radius of 370.00 feet, a central angle of 06°55'25", and a chord which bears S86°31'39"W, 44.68 feet;
- thence S83°03'57"W, 76.04 feet;
- thence 51.96 feet along the arc of a curve to the right, having a radius of 430.00 feet, a central angle of 06°55'25", and a chord which bears S86°31'39"W, 51.93 feet;
- thence S89°59'21"W, 950.04 feet;
- thence S00°00'39"E, 149.85 feet to the north line of Lot 27 of said "Eyster's John R. Acres Subdivision" as recorded in Liber 55 of Plats, Page 53, Oakland County Records;
- thence S89°59'21"W, 60.00 feet along said north line;
- thence N00°00'39"W, 24.46 feet;
- thence N89°58'00"W, 132.02 feet to the east right-of-way line of John R road (60 foot half width);
- thence along said east line, N00°02'00"E, 60.00 feet to the POINT OF BEGINNING.

PROFESSIONAL
ENGINEERING
ASSOCIATES

CLIENT: JOHN R. LAND, LLC 625 KENNESAW STREET BIRMINGHAM, MI., 48009	SCALE: 1"= 200'	JOB No: 2012-059
	DATE: 10-22-13	DWG. No: 2 of 2

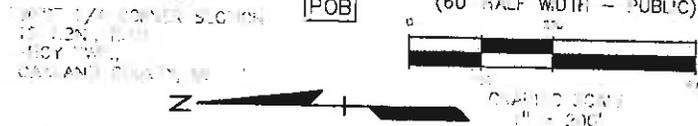
2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
(248) 689-9090

SKETCH OF PROPOSED RIGHT-OF-WAY



- (A) ARC = 64.40'
RADIUS = 41.00'
DELTA = 90°00'00"
CHORD = 57.98'
CH. BRG. = N44°59'21"E
- (B) ARC = 44.71'
RADIUS = 370.00'
DELTA = 06°55'25"
CHORD = 44.68'
CH. BRG. = N86°31'39"E
- (C) ARC = 51.96'
RADIUS = 430.00'
DELTA = 06°55'25"
CHORD = 51.93'
CH. BRG. = N86°31'39"E
- (D) ARC = 64.59'
RADIUS = 41.00'
DELTA = 90°15'42"
CHORD = 58.11'
CH. BRG. = S44°52'48"E
- (E) ARC = 44.71'
RADIUS = 370.00'
DELTA = 06°55'25"
CHORD = 44.68'
CH. BRG. = S86°31'39"W
- (F) ARC = 51.96'
RADIUS = 430.00'
DELTA = 06°55'25"
CHORD = 51.93'
CH. BRG. = S86°31'39"W

LINE TABLE		
LINE	BEARING	DIST
L1	S89°58'00"E	131.98
L2	N00°00'39"W	84.39
L3	N00°00'39"W	163.31
L4	N88°02'09"E	60.03
L5	S00°00'39"E	165.36
L6	N89°59'21"E	144.58
L7	N83°03'57"E	76.04
L8	N89°59'21"E	104.27
L9	S00°15'03"W	33.81
L10	S89°59'21"W	60.00
L11	N00°15'03"E	15.00
L12	S89°59'21"W	85.18
L13	S83°03'57"W	76.04
L14	S00°00'39"E	149.85
L15	S89°59'21"W	60.00
L16	N00°00'39"W	24.46
L17	N89°58'00"W	132.02
L18	N00°02'00"E	60.00



PROFESSIONAL
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2430 Rochester Ct Suite 100
Troy, MI 48063-1672
(248) 689-8090

CLIENT: JOHN R. LAND, LLC 625 KENNESAW STREET BIRMINGHAM, MI, 48009	SCALE: 1" = 200'	JOB No: 2012-059
	DATE: 3-21-13	DWG. No: 1 of 2